

# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 5&7 Little Street – DEV2300074

**Date Prepared:** December 3, 2024

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** Ward 4

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**Decision/Direction Required:** The City has received an application from Nevada Properties Inc. at 5 & 7 Little Street for a proposed Apartment Building.

**Discussion – Background and Current Status:** The proposed recommendation to accept a revised Land Use Report (LUR), give approve-in-principle, and approve parking relief for 51 parking spaces for a proposed Apartment Building at 5&7 Little Street was deferred at the November 26, 2024, regular meeting of Council. Additional information was requested in reference to parking relief. The applicant has now requested for Council to defer their application to the next Council meeting, while they review the proposed parking layout and number of units in the building.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

5. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Not applicable.

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7. Legal or Policy Implications: **St. John’s Development Regulations Section 4.9 “Land Use Report,” Section 8.3 “Parking Standards” and Section 10 “Apartment 2 (A2) Zone”**.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public advertisement in accordance with **Section 4.8 Public Consultation of the St. John’s Envision Development Regulations**. The City has sent written notices to property owners within a minimum 150-metre radius of the application site. The application has been advertised in The Telegram newspaper at least twice and is posted on the City’s website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

**Recommendation:**

That Council defer accepting the revised Land Use Report (LUR), approval-in-principle, and parking relief for a proposed Apartment Building at 5&7 Little Street.

**Prepared by:**

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**Approved by:**

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**Report Approval Details**

Document Title:	Development Committee - 5-7 Little Street - DEV2300074 .docx
Attachments:	
Final Approval Date:	Dec 4, 2024

This report and all of its attachments were approved and signed as outlined below:

**Jason Sinyard - Dec 4, 2024 - 3:21 PM**